

To: **Antigonish Planning Advisory Committee
Antigonish County Council**

From: **Planning Staff (EDPC)**

Date: **28 February 2022**

Reference: **Text Amendment to the Antigonish Fringe Area Land Use By-law to allow for more than one main building on a lot in the Business Commercial (BC-1) zone as a housekeeping amendment.**

Recommendation:

That the Planning Advisory Committee recommends to Council to approve the text amendment to the Antigonish Fringe Area Land Use By-law to allow for more than one main building on a lot in the Business Commercial (BC-1) zone as a housekeeping amendment (Appendix A), and that Council give First Reading and schedule a public hearing.

Information:

On 1 March 2021 the Planning Advisory Committee (PAC) reviewed a staff report and received a presentation regarding concurrent text and map amendments to the Antigonish Fringe Area Municipal Planning Strategy (MPS) and Land Use By-law (LUB) for a new Business Park Designation and Business Commercial (BC-1) Zone. At that time, PAC gave a positive recommendation to Council, which led to Council's approval on 13 April 2021 (MIN #2021-044). These amendments are now in effect.

A housekeeping amendment is required to enable more than one building on the lot in the BC-1 zone, which is the intent of relevant policy. The proposed housekeeping amendment meets the intent of the Antigonish Fringe Area MPS, in particular policies L-4.7, L-4.8, I-1.9, and I-1.10. The LUB housekeeping amendment is proposed for Part 6.A.22, which allows for more than one main building on a lot in a number of commercial and industrial zones as well as the Mini Home Park (MHP-1) zone. The change to the document is set out below:

Proposed (amendment incorporated):

One Main Building on a Lot

6.A.22. No more than one main building shall be erected on a lot except for:

- a. buildings located in the **Business Commercial (BC-1)**, Local Commercial (C-1), General Commercial (C-2), Large Scale Commercial (C-3), Light Industrial (I-1), General Industrial (I-2) Zones, or Mini Home Park (MHP-1) zones;

Conclusion:

As the proposal meets the intent of the MPS and is required for successful implementation, staff recommend amending the Antigonish Fringe Area Land Use By-law to allow for more than one main building on a lot in the Business Commercial (BC-1) zone as a housekeeping amendment. The amendment process is set out in Appendix B.

Proposed motions:

Proposed motion for PAC:

That the Planning Advisory Committee recommends to Council to approve the text amendment to the Antigonish Fringe Area Land Use By-law to allow for more than one main building on a lot in the Business Commercial (BC-1) zone as a housekeeping amendment, and that Council give First Reading and schedule a public hearing.

Based upon the recommended motion for PAC, the proposed motion for Council at First Reading would be:

That Council gives First Reading and schedules a Public Hearing for the text amendment to the Antigonish Fringe Area Land Use By-law to allow for more than one main building on a lot in the Business Commercial (BC-1) zone as a housekeeping amendment.

Appendices:

Appendix A Draft amendment

Appendix B Chart 2 Land Use By-law/Development Approval Process

A BY-LAW TO AMEND THE ANTIGONISH FRINGE LAND USE BY-LAW
FOR THE MUNICIPALITY OF THE COUNTY OF ANTIGONISH

The Antigonish Fringe Land Use By-law for the Municipality of the County of Antigonish is hereby amended by:

1) In Part 6 General Provisions for All Zones, A. General Provisions, adding, immediately following One Main Building on a Lot, 6.A.22. "No more than one main building shall be erected on a lot except for:

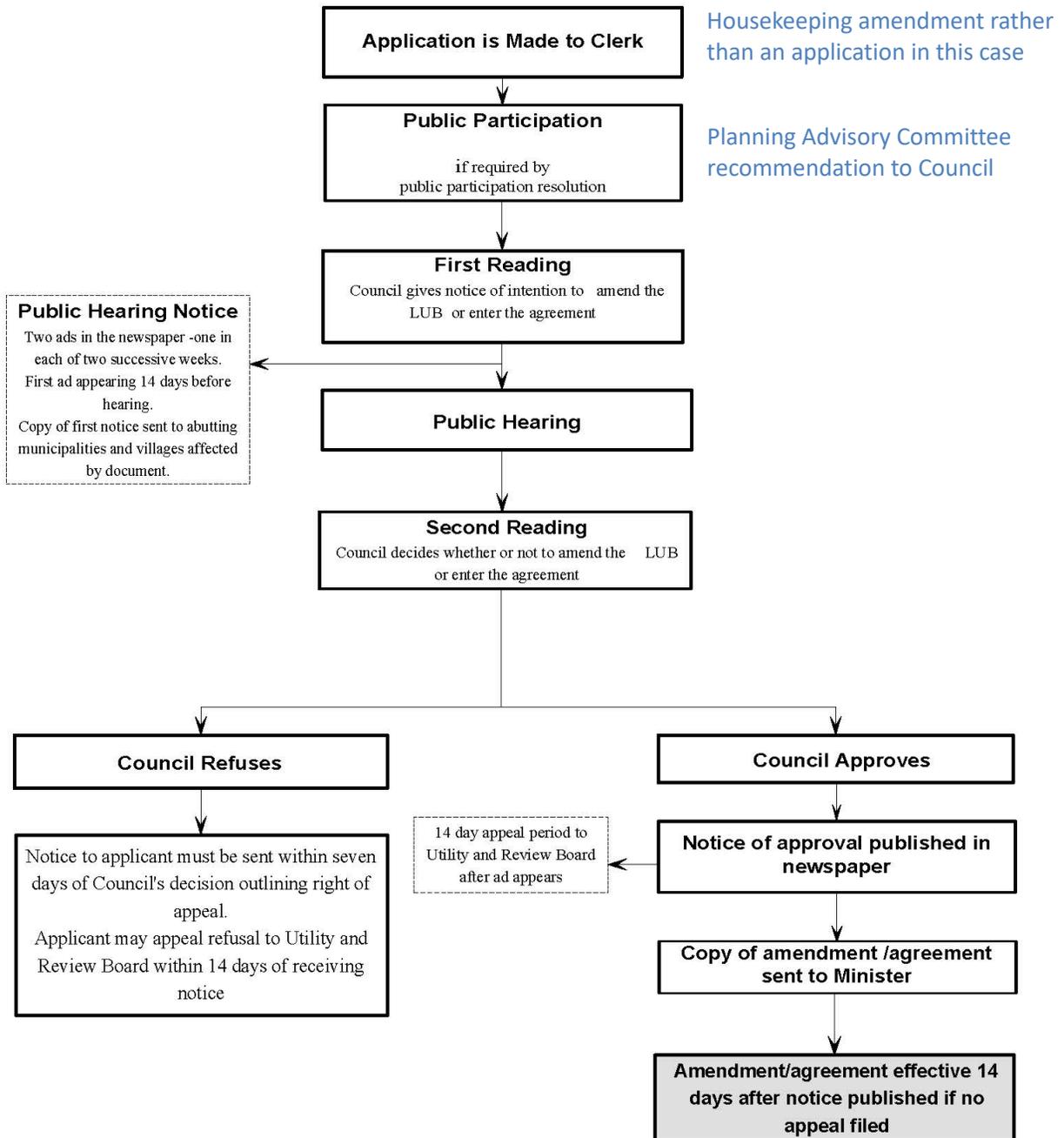
a. buildings located in the" the following text:

Business Commercial (BC-1),

This is to certify that the by-law, of which this is a true copy, was duly passed at a duly called meeting of Municipal Council of the Municipality of the County of Antigonish held on the ____ day of _____ 2022 Given under the hand of the Municipal Clerk and under the corporate seal of the said Municipality this _____ day of _____ 2022.

Mr. Glenn Horne, Chief Administrative Officer

Chart 2 - Land Use Bylaw 1 / Development Agreement Approval Process



1 non implementing land use bylaw amendments only Shaded boxes indicate that the process has come to an end. Sources: (MGA sections 206, 210 and 230.) (HRM charter 221, 225 and 245.)

February, 1999
Revised: September, 2020